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## **MEMORANDUM**

**TO:** Members of the Loudoun County Planning Commission  
**FROM:** Michael G. Romeo, AICP  
**DATE:** June 5, 2008  
**RE:** **Benefits of the Play to Win Legislative Applications**

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To supplement the information that was provided at the May 15, 2008 Planning Commission Public Hearing, this memorandum has been drafted to assist the Planning Commission in further understanding the many beneficial aspects of the proposed legislative applications that would not be conditioned in a by-right development.

### Site Layout

- A tree conservation area and open space easement will preserve 5.19 acres within 300-feet of the Goose Creek in perpetuity.
- The site will be approximately 70 percent pervious (28.2 acres of the 39.89 acre site).
- Per the North Goose Creek Plan Amendment (CPAM 1997-0001), there is no development proposed in the 300-foot voluntary Goose Creek buffer, and the primary use within the 1,000-foot voluntary Goose Creek buffer is outdoor recreation in the form of synthetic turf fields, which is one of the three North Goose Creek Plan Amendment recommended uses within the 1,000-foot voluntary buffer. Open space and parks are the other two recommended uses.
- All buildings are shown on the Special Exception and Zoning Modification Plat to be setback at least 540 feet from the nearest home in the Belmont community. The Play to Win parking area is at least 260 feet from the nearest home in the Belmont community.
- Due to the elevation change as the property slopes toward the Goose Creek, all of the buildings are able to be set into the ground to give the appearance from top of the Route 659 berm that they're only one story in height.
- To provide ample distance from the Goose Creek and the A-3 zoned land, the building and parking areas are focused closer to Route 659, yet not directly abutting Route 659.

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#### Transportation

- Reservation of Route 659 right-of-way totaling approximately 2 acres. The developed land is valued at approximately \$2.5 million, which does not include the annual loss of lease revenue.
- Reservation of Russell Branch Parkway right-of-way totaling approximately 2.2 acres.
- Construction of a 10-foot wide Route 659 bike path along the entire property frontage.
- Inter-parcel connections to adjoining properties.
- Payment and construction of Route 659 interim intersection improvements that will include a traffic signal and turn lanes, and ultimate intersection improvements that will include traffic signal warrant studies, a traffic signal, and turn lanes.

#### Buffers

- Construction of a berm that reaches 12 feet in height from the parking area and 5 feet in height from Route 659. This berm will shield Route 659 traffic from viewing most the buildings and all of the parking area and will shield the parking area and much of the buildings if viewed from the second floor of the homes that abut Route 659 within the Belmont community.
- An increase from a Type 3 buffer to a Type 4 buffer, including the planting of one evergreen tree per 16 feet, along the entire Route 659 property frontage.
- Construction of an 8-foot high board-on-board fence along the entire Arbetter property frontage.
- Planting one evergreen tree per 6 feet along the entire Arbetter property frontage.
- Planting an additional row of hollies and boxwoods along the most affected portion of the Arbetter property frontage.
- It should be noted that the Applicant has hired an acoustics consultant to further evaluate the noise impact and develop further noise reduction alternatives which may complement or replace one or more of the noise reduction buffers listed above.

#### Field Usage

- Construction of synthetic turf fields that cost approximately \$1.5 million per field, including site work, to install.
- A public address system shall only be permitted on Field 1 from 9:00 a.m. to 9:00 p.m. Sunday through Thursday and 8:00 a.m. to 12:00 a.m. Friday and Saturday.
- Whistles used on the outdoor fields will not be allowed to exceed 90 decibels.
- Use of the Musco Light-Structure Green technology to limit lighting glare.
- Limiting the use of lights on the field closest to the Arbeters from 6:00 a.m. to 10:00 p.m.
- Limiting the use of lights on the remaining fields from 6:00 a.m. to 12:00 a.m.

#### Stormwater Management

- A system that meets or exceeds Loudoun County requirements and allows for the preservation of the 300-foot Goose Creek buffer and the provision of 6 outdoor synthetic turf fields.

- An agreement to continue discussions with VDOT for an easement to handle Route 659 stormwater management detention.
- The synthetic turf fields are considered impervious in the stormwater management calculations yet they will serve as pervious filtering devices for stormwater prior to its outfall into the Goose Creek.
- The proposed stormwater management system will not only treat the Play to Win stormwater, but will also treat offsite stormwater that flows into the site, including the untreated golf course and lawn areas of the Belmont community and stormwater in the area to be dedicated for Route 659 improvements.

#### Parks and Recreation

- Construction of a natural north-south trail within the 300-foot Goose Creek buffer along the property's entire Goose Creek frontage.
- Construction of an access trail from the parking area to the Goose Creek trail.
- Trail signage for the 300-foot Goose Creek buffer trail.
- Construction of two access trails from Route 659 to the building frontage sidewalk. These trails will be located on either side of the primary development entrance to eliminate the need for pedestrians to cross the vehicular development entrance.
- Provision of 100 bicycle racks.



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**FROM:** Michael G. Romeo, AICP  
**DATE:** June 5, 2008  
**RE:** Clarification of the Play to Win Legislative Applications

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To supplement the information that was provided at the May 15, 2008 Planning Commission Public Hearing, this memorandum has been drafted to assist the Planning Commission in clarifying the Play to Win legislative applications. The proposed legislative applications serve to minimize the facility's burden on the least amount of residents as possible while providing the maximum extent of recreation and leadership opportunities. The legislative applications include:

1. SPEX 2007-0056: Recreation establishment, outdoor in the A-3 zoning district
  - a. This use consists of synthetic turf fields, which aside from leaving the site vacant, serves as possibly the most beneficial land use in protecting the long-term health of the Goose Creek. It should be noted that a recreation establishment, outdoor use is permitted by-right in the PD-IP zoning district, subject to attainable parking and drop-off performance standards.
2. SPEX 2007-0059: Lighted fields that exceed 0.25 foot candles at the property boundary
  - a. The maximum light trespass on the Arbetter property does not exceed 0.36 foot candles and there's no light trespass that will affect the Belmont community residents. This application would not be required in any zoning district if light spillover is limited to no more than 0.25 foot candles at the property boundary.
3. SPEX 2007-0060: Office use in the PD-IP zoning district
  - a. Office is a by-right use in the PD-IP zoning district if certain performance standards are met, which would include placing a minimum two-story building directly on Route 659, which would have a far greater negative impact on the Belmont community than the current proposal.
4. ZMOD 2007-0012: Reduction of the 75 foot parking setback to at least 25 feet
  - a. Allows the building and parking areas to move further from the Goose Creek, while still maintaining an extensive distance from the Belmont community. From the nearest home, its 260 feet to the parking area and 540 feet to the buildings.

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As stated in the application summaries above, this project could be developed by-right in the PD-IP zoning district, which actually was the first option of the Applicant. Based on the Applicant's review of several sites in Loudoun County, a PD-IP zoned site was chosen on Maries Road, which is located south of Nokes Boulevard/Dulles Town Center and just north of the Dulles Crossing Shopping Center. While contract negotiations were ongoing, a Pre-Application Conference was held (PRAP 2007-0076) to explore development of the site. Despite the Applicant's efforts, the cost of purchasing PD-IP land for a recreation use in this portion of Loudoun County was too great for Play to Win to bear. The search for available land continued and the current site was chosen as a result.

As the Applicant can attest, it's difficult to find affordable land in Loudoun County for the development of a recreation use. When this site was discovered, it made logical sense for the development of a recreation use from several different perspectives, including: its minimal impact on residents; its long-term environmental benefits that will be realized through the placement of synthetic turf outdoor fields in close proximity to the Goose Creek; its access to a planned minor arterial roadway (Route 659); and its location in the central portion of the County, within close proximity to Route 7 and the Greenway, that will provide the easiest access for the most Loudoun County residents.

In addition to the clarifications provided above, the following information should be considered when reviewing the proposed legislative applications:

- The Revised General Plan plans this site for Business use.
- The site conforms to the intentions of the North Goose Creek Plan Amendment (CPAM 1997-0001), which calls for a 300-foot voluntary no-build Goose Creek buffer and a 1,000-foot voluntary Goose Creek buffer that is recommended to include parks, open space, or outdoor recreation uses.
- The project proposes a .28 Floor Area Ratio (FAR) on the 25-acre PD-IP portion of the site, which is far below the PD-IP permitted .40 FAR; the 15-acre A-3 zoned portion of the site does not include any structures.
- There is no special exception or zoning modification requested for the stormwater management system as it will meet or exceed all Loudoun County requirements. The Applicant has discussed the proposed stormwater management system at length with County Staff and has agreed to revise portions of the system to address concerns. The Applicant is also agreeable to sharing the maintenance costs, something that hasn't been attempted since the County adopted the Stormwater Management Ordinance in 2003 (Chapter 1096); however, through a meeting with County Staff, the Applicant has learned that Loudoun County is not in a position at this time to enter into a stormwater management maintenance agreement that would share costs. As stated at the public hearing, the stormwater management system proposed for this site includes filters that are approved for use by Loudoun County and have been implemented in several locations throughout the County.
- Field F-1 is the only outdoor field that will include a public address system and its usage will be limited through the Conditions of Approval.

- The proposed Musco Light Structure Green technology is the most advanced outdoor lighting available on the market and will reduce lighting spillover to the maximum extent possible, while still providing safe playing conditions on the field.
- As shown in the Fiscal Impact Analysis and the subsequent memorandum that will be submitted as part of the referral response letter, this project will have an enormously positive tax impact on Loudoun County beginning with its first year of operation. The net fiscal benefit to the County is estimated to be no less than \$470,000 per year.
- The Applicant has hired an acoustics consultant to further evaluate the noise impact and develop further noise reduction alternatives. Specifically, the consulting firm will gather actual noise levels on the site; overlay that data with the measured levels of recreational soccer games, including whistles of various decibel levels; and model the noise level that will reach the Arbetter home through the existing tree stand. In addition, the consultant will outline possible mitigation strategies and their effectiveness for this specific site. All available information generated by the acoustics consultant will be provided at the June 12<sup>th</sup> committee meeting.